

**NOTICE & AGENDA**  
**PLANNING COMMISSION MEETING**  
**July 12, 2007**

Public Meetings at City Hall, 130 North Main  
Study Session: 6:15 p.m.  
**Regular Session: 7:00 p.m.**

*(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)*

- (7:00)            1.    Minutes.
2.    City Council Report.

**SUBDIVISION APPLICATIONS**

- (7:10)    3.    Woodside Homes - Applicant is requesting a recommendation for Final Plat Approval for phase 1 of the Farmington Hollow PUD Subdivision located at 1525 West Burke Lane in an R-4 zone. (S-15-07)
- (7:20)    4.    Gardner Development – Applicant is requesting a recommendation for Final Master Plan (or Final (PUD) Master Plan) approval for the Village at Old Farm located at 1600 North Main consisting of approximately 34 acres in the NMU zone, and for Final Plat approval for Phase 2 of the residential portion related thereto. (S-8-07, S-11-07)
- (7:35)    5.    Aaron Thatcher – (Public Hearing) – Applicant is requesting a recommendation for Schematic approval to record a metes & bounds subdivision for a lot split on property located at 1311 West 475 South in the AE zone. (S-14-07)

**ZONE CHANGE APPLICATIONS**

- (7:45)    6.    Rainey Homes – (Public Hearing) – Applicant is requesting a recommendation for a change of zoning from LR to AA on property located at approximately 1600 South & Frontage Road in the recently approved Tuscan Village Subdivision. (Z-4-07)
- (7:50)    7.            America West Development – (Public Hearing) – Applicant is requesting a recommendation for a change of zoning from A (Agriculture) to TOD (Transit Oriented

Development) for approximately 35 acres of property located at the southeast corner of Burke Lane and 1525 West Street and approximately 15 acres of property located at the southwest corner of Clark Lane and 1100 West Street. (Z-12-06)

### **CONDITIONAL USE / SITE PLAN APPLICATION**

- (8:30) 8. Richmond American Homes – (Public Hearing) – Applicant is requesting a Temporary Use Approval to allow the location of a temporary sales office in a model home on property in the AE zone at 383 North 1875 West. (TU-4-07)

### **ZONE TEXT CHANGE APPLICATION**

- (8:45) 9. Farmington City – (Public Hearing) – Applicant is requesting a recommendation to the City Council to amend Chapter 31, Flood Damage Prevention Ordinance, of the Farmington City Zoning Ordinance. The purpose of the changes is to update language in the ordinance to comply with federal requirements. (ZT-6-07)

### **OTHER BUSINESS**

- (8:55) 10. Miscellaneous, correspondence etc.
- a. Legacy North Meeting – August 9, 2007
  - b. Other
11. Motion to Adjourn

*Please Note: Planning Commission applications may be tabled by the Commission if: 1. additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.)*

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posted July 6, 2007

Development

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David E. Petersen, AICP  
Director, Community

